



31 St. Bedes Drive
Boston, Lincolnshire, PE21 9QH

£280,000

4 Bedroom Detached House

- Freehold
- Four Bedroom Detached House
- Driveway and Enclosed Rear Garden
- Popular Location Close To The Pilgrim Hospital
- En-Suite To Bedroom 1
- Spacious Rooms and Open Plan Living Kitchen
- Ideal Family Home
- Viewing Highly Advised
- EPC Rating - C, Council Tax Band - C

[Click here to access the Energy Performance Certificate for 31 St. Bedes Drive, Boston, Lincolnshire, PE21 9QH](#)



Overview

Situated in an extremely sought-after location close to Pilgrim Hospital and local schools, this extended detached family home offers spacious and versatile accommodation throughout, making it an excellent choice for growing families.

The ground floor comprises an entrance hall, a comfortable lounge, a kitchen/dining room with access to the conservatory, and a snug providing additional reception space. There is also a useful utility room and ground floor WC.

To the first floor, the landing gives access to four bedrooms, including a principal bedroom with en-suite facilities, together with a family bathroom.

Externally, the property benefits from a driveway to the front providing convenient off-road parking. To the rear, a generous garden offers a variety of outdoor spaces, including a patio, decking area, lawn and pond, providing plenty of room for outdoor dining, relaxation and family activities.

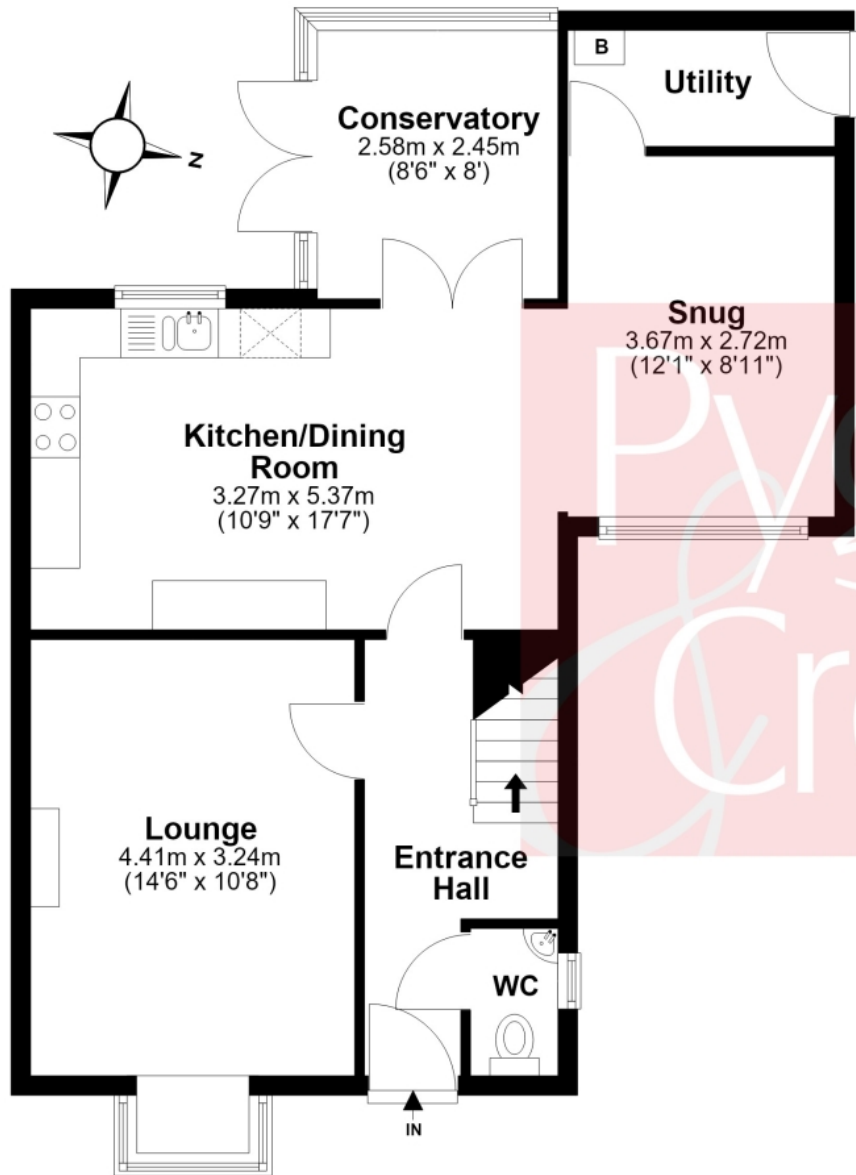
Further benefits include gas central heating and a convenient location within easy reach of local amenities, schools and Pilgrim Hospital, making this an appealing family home in a highly desirable area.





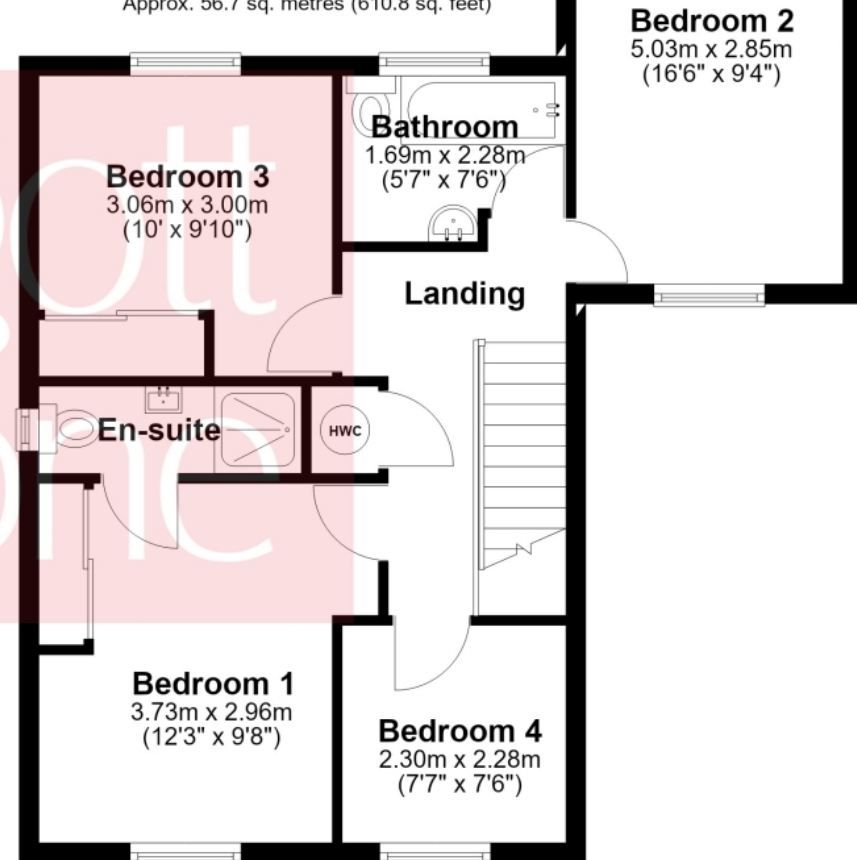
Ground Floor

Approx. 62.6 sq. metres (673.4 sq. feet)



First Floor

Approx. 56.7 sq. metres (610.8 sq. feet)

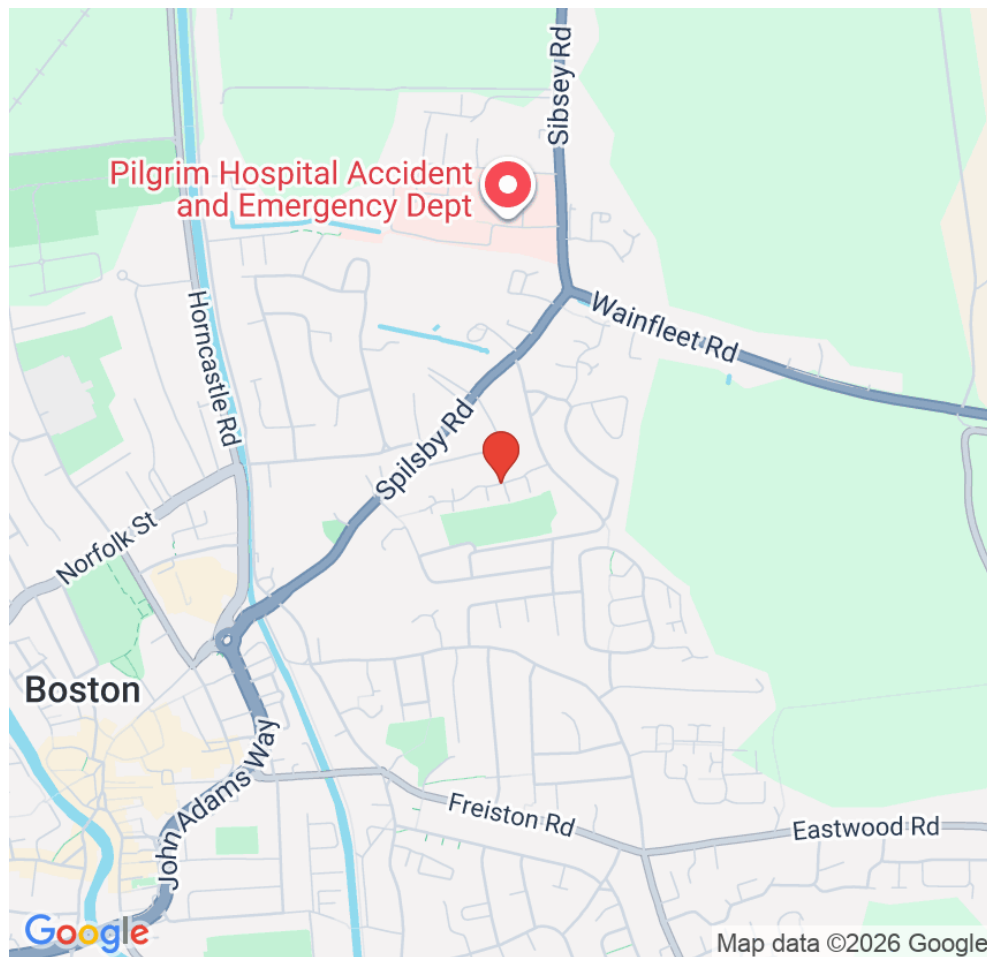


Total area: approx. 119.3 sq. metres (1284.2 sq. feet)

Floor plan created by Matte Black Media.
Plan produced using PlanUp.



Location



Show on Google: [schools](#), [doctors](#), [supermarkets](#), [restaurants](#), [railway stations](#)



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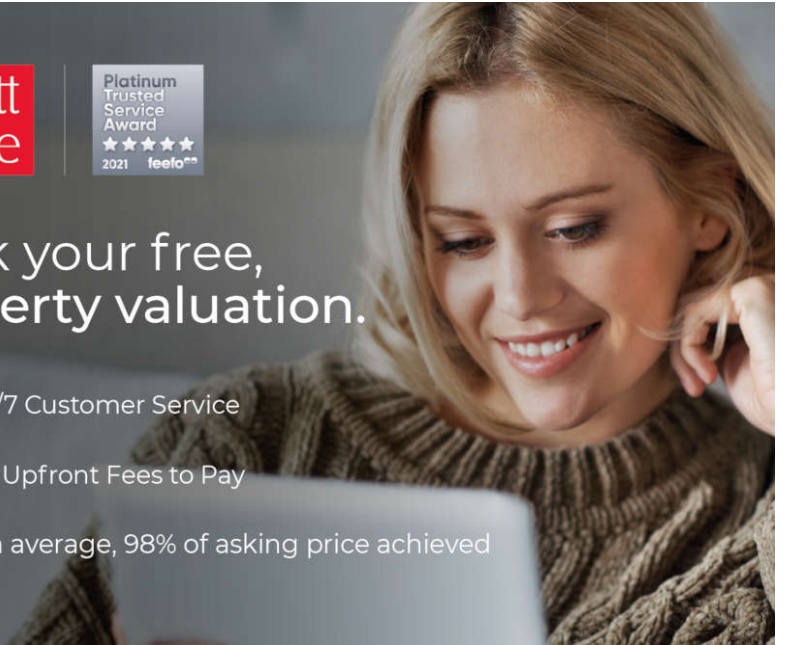







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